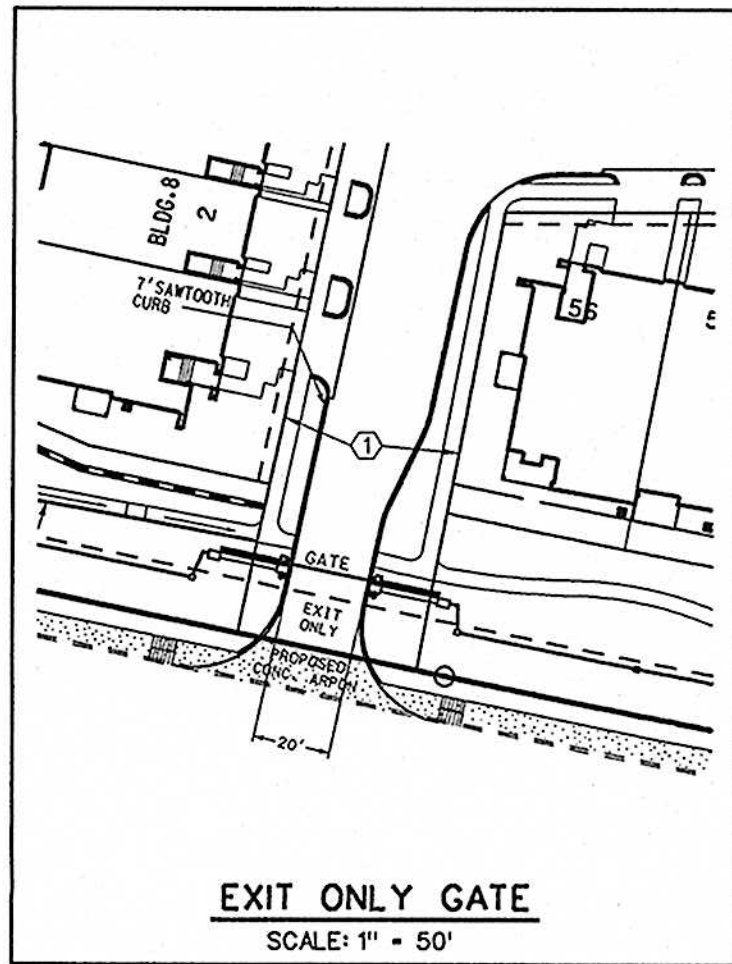
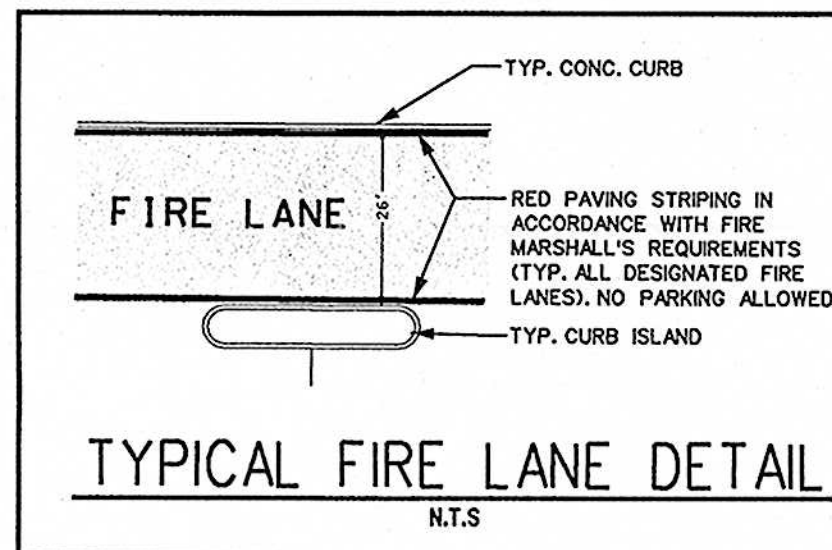


LOCATION MAP
NOT TO SCALE

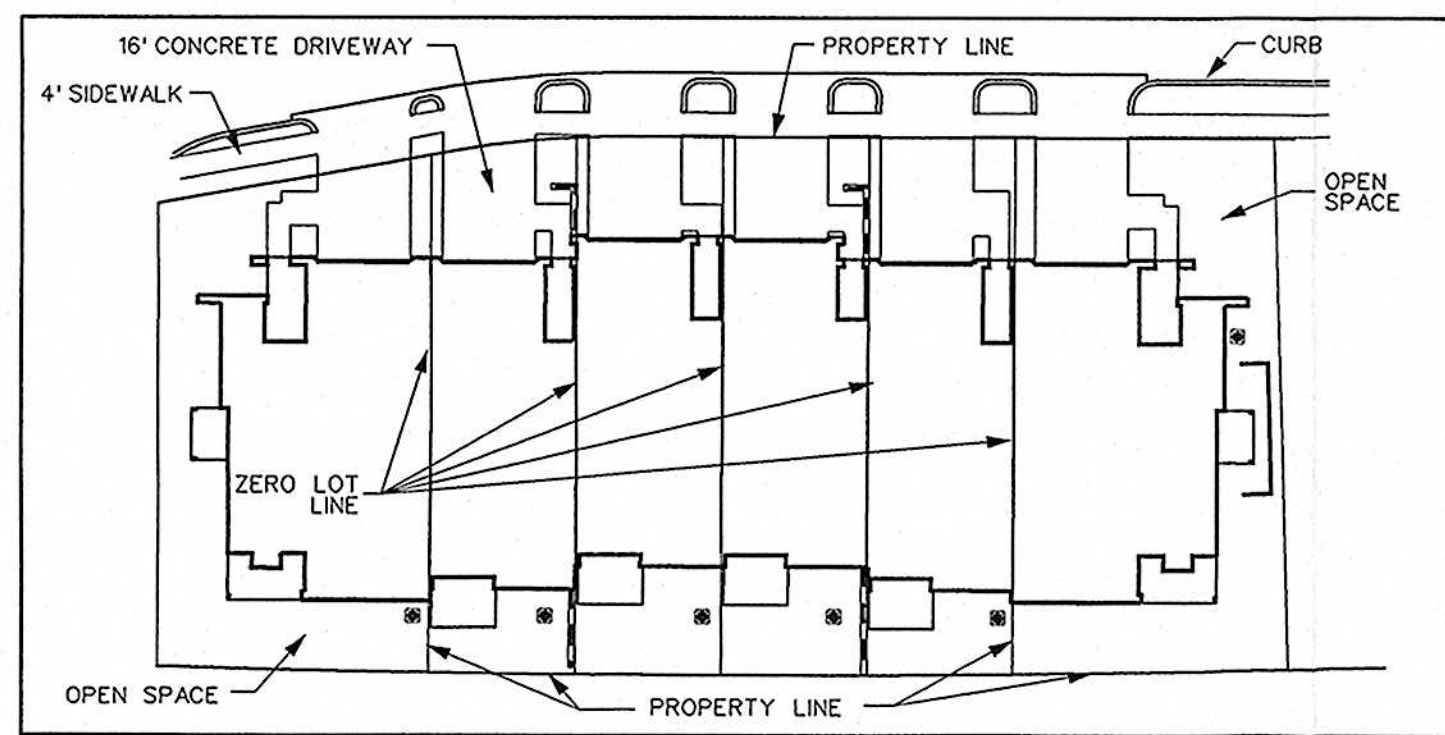


EXIT ONLY GATE
SCALE: 1" = 50'

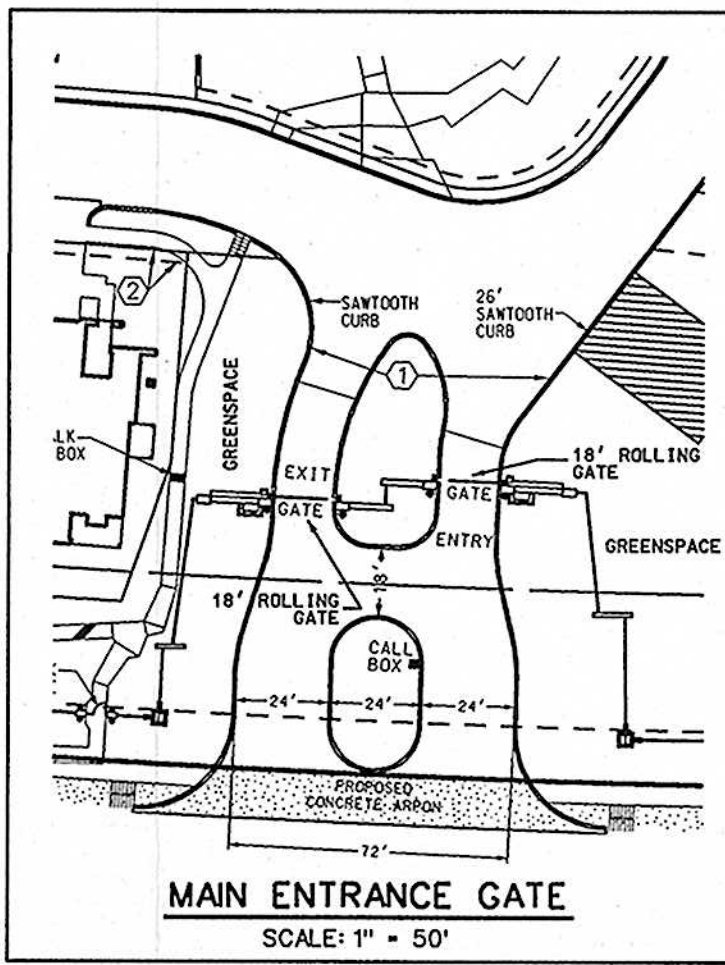


FIRE LANE

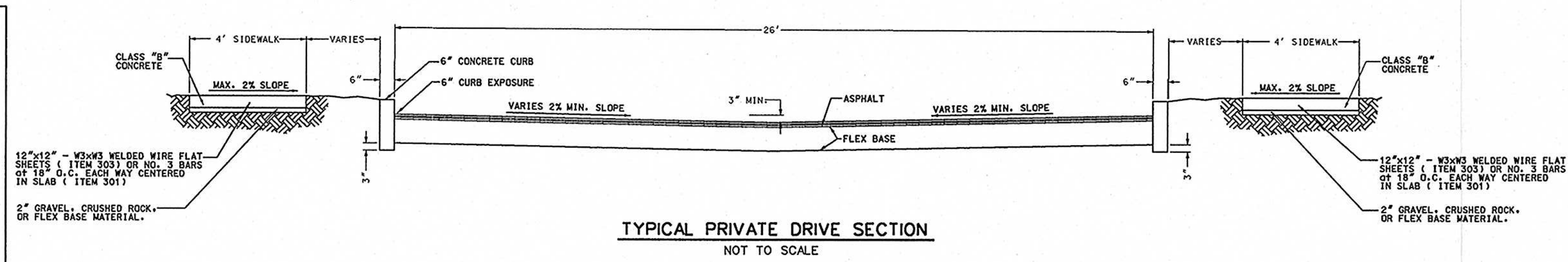
TYPICAL FIRE LANE DETAIL
N.T.S.



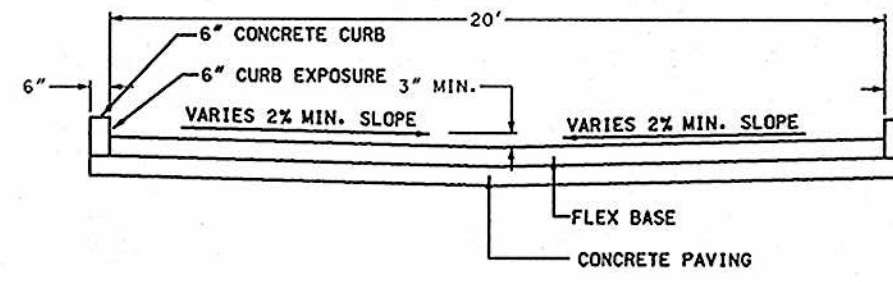
TYPICAL LOT LAYOUT
NOT TO SCALE



MAIN ENTRANCE GATE
SCALE: 1" = 50'



TYPICAL PRIVATE DRIVE SECTION
NOT TO SCALE



TYPICAL PRIVATE ALLEY SECTION
NOT TO SCALE

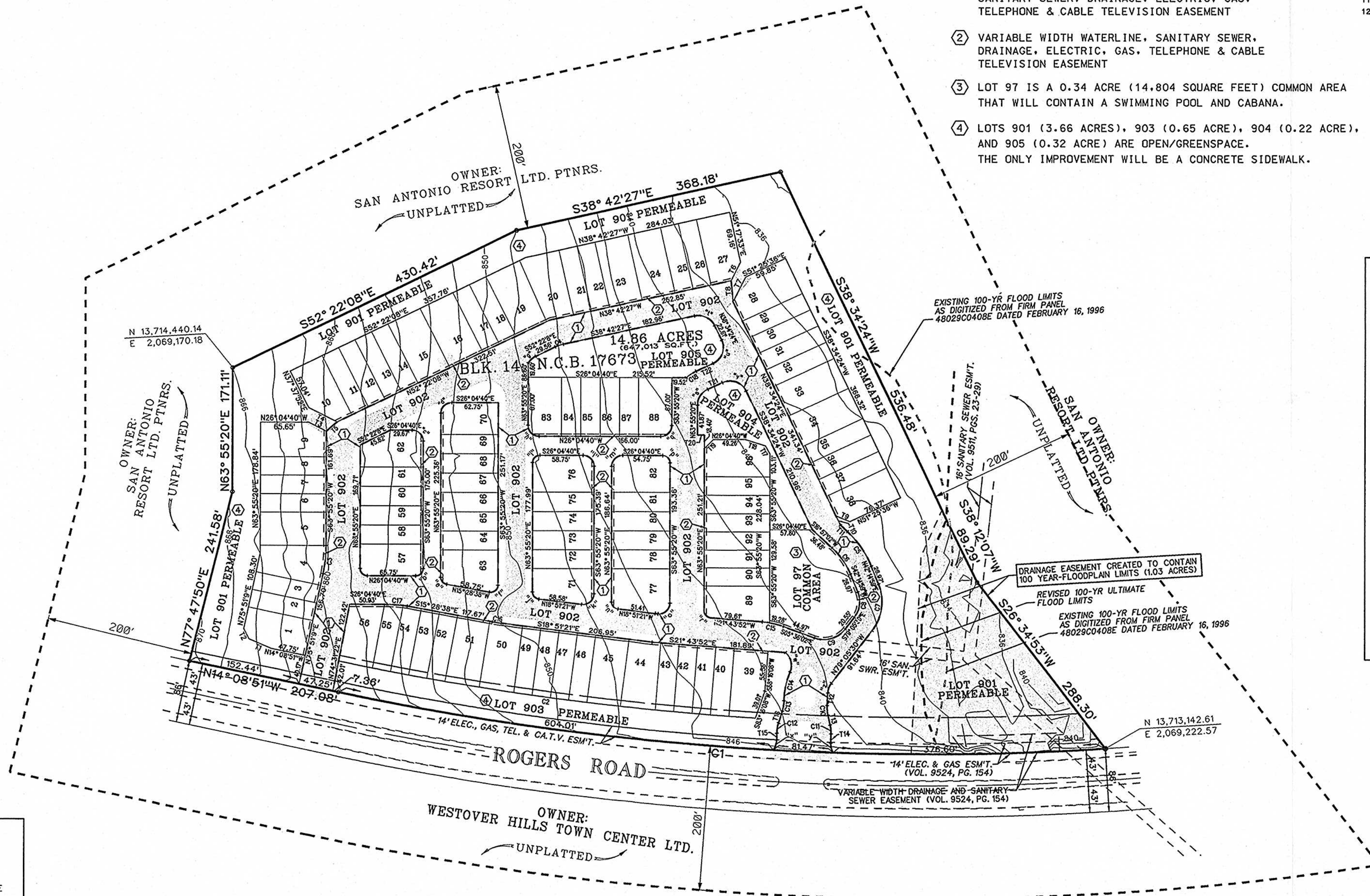
LEGEND:

- EXIST. _____ EXISTING
ELEC. _____ ELECTRIC
TEL. _____ TELEPHONE
CATV _____ CABLE TELEVISION
SAN. SWR. _____ SANITARY SEWER
ESM'T. _____ EASEMENT
R.O.W. _____ RIGHT-OF-WAY
BLDG. _____ BUILDING
N.C.B. _____ NEW CITY BLOCK
BLK. _____ BLOCK

- ① VARIABLE WIDTH INGRESS/EGRESS, WATERLINE, SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ② VARIABLE WIDTH WATERLINE, SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ③ LOT 97 IS A 0.34 ACRE (14,804 SQUARE FEET) COMMON AREA THAT WILL CONTAIN A SWIMMING POOL AND CABANA.
- ④ LOTS 901 (3.66 ACRES), 903 (0.65 ACRE), 904 (0.22 ACRE), AND 905 (0.32 ACRE) ARE OPEN/GREENSPACE. THE ONLY IMPROVEMENT WILL BE A CONCRETE SIDEWALK.

NOTES:

1. WATER SERVICE TO BE PROVIDED BY SANS.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SANS.
3. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
4. TELEPHONE SERVICE TO BE PROVIDED BY AT&T TEXAS.
5. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
6. INTERSECTION SITE DISTANCE TO COMPLY WITH THE 2001 AASHTO GUIDELINES.
7. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(a.)
8. THIS PROPERTY IS INSIDE OF CITY LIMITS.
9. PEDESTRIAN EASEMENTS SHALL BE PROVIDED AT THE PLATTING STAGE FOR CONSTRUCTION OF SIDEWALKS ON PRIVATE STREETS.
11. PROPERTY ZONED MF-33 PUD
12. THIS DEVELOPMENT IS GOING TO BE CONSTRUCTED IN ONE PHASE.



WESTOVER HILLS TOWNHOMES P.U.D.	
Density and Open Space Ratios	
Number of Townhouses	= 96
Base Zoning District	MF33 PUD
Maximum Density Allowed	33
Proposed Density	= 6.5 units per acre
Minimum Required Percentage of Open Space	= 35%
Proposed Percentage of Open Space	= 47.6%
Total Space	= 647,013 SQ.FT.
Total Acreage	= 14.86 acres
104,161 SQ.FT. Street R.O.W.'s and Alley (Private)	
73,158 SQ.FT. Driveways & Sidewalks	
Occupied Space	NA
338,619 SQ.FT. (52.3 %)	NA
2,106 SQ.FT. Parking	NA
159,194 SQ.FT. House Slabs (includes garages & porches)	NA
Net Open Space	= 308,394 SQ.FT.
Total Space	= 647,013 SQ.FT.
Open Space Ratio	= 0.476 (47.6%)

CURVE DATA					
NO.	RADIUS	DELTA	CHORD BEARING	TANGENT LENGTH	CHD. DIST.
C1	3842.60'	15°39'08"	S 21°58'28" E	528.16'	1049.74'

06-036

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

Chairman: _____ Date: 4/25/07

Secretary: _____ Date: 4/25/07

LEGAL DESCRIPTION
BEING 14.86 ACRE TRACT OF LAND OUT OF THE B.B.B. AND C.R.R. SURVEY NO. 402, ABSTRACT NO. 101 COUNTY BLOCK 4398, SITUATED WITHIN BEXAR COUNTY, TEXAS.

DEVELOPER / OWNER
BIRKEL RESIDENTIAL GROUP, LTD.
2828 ROUTH STREET, SUITE 775
DALLAS, TEXAS 75201
TELEPHONE No. (214) 239-9999

STATE OF TEXAS
COUNTY OF BEXAR
70868
ROBERT A. COPELAND JR.
LICENSED PROFESSIONAL SURVEYOR

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-3302 www.mbcengineers.com

mbc
ENGINEERS

WESTOVER HILLS TOWNHOMES
PLANNED UNIT DEVELOPMENT PLAN

REVISIONS:	DATE	NO.	DESCRIPTION	BY

PLAT ID# 060629
A/P# TOO
DESIGN TOO
DRAWN TOO
CHECKED
DATE 08-10-06
JOB NO. 29389-0671
SHT. 1 of 1

ORIGINAL IN RED



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Robert Copeland

DATE: April 25, 2007

Address: 1035 Central Parkway North
San Antonio, TX 78232

FROM: Larry Odis, Case Manager

COPIES TO: File

SUBJECT: PUD# 06-036

Name: Westover Hills Townhomes

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED with conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

DSD – Traffic Impact Analysis & Streets indicates below the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of any plats, at no cost to the City of San Antonio:

- All access driveways shall comply with UDC 35-506(r).
- All Roadways shall conform to Table 506-2 Functional Classification System Description for Traditional Design Classification.
- All sidewalks shall comply with UDC 35-506 (q).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distances areas.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. All technical requirements of the Unified Development Code will be complied with at the time of platting.

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association shall be provided with the application for plat approval; UDC section 35-503(e) *Designation of Parkland*
- All amenities provided shall comply with standards and specification found in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.